

# 8 Light Terrace, Glenelg North, SA 5045

NOAKES  
NICKOLAS

## House For Sale

Thursday, 13 June 2024

8 Light Terrace, Glenelg North, SA 5045

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 639 m2

Type: House



Simon Noakes  
0402211543



Darcy Harcourt  
0435756245

**\$1.525M - \$1.625M**

Best Offers By Monday 1st of July at 10am (Unless Sold Prior). North-facing character C.1925 character villa on a manageable yet spacious 639m<sup>2</sup> allotment offers the best of original integrity and contemporary comfort by the coast in Glenelg North. Offering three or four bedrooms and one or two lounge rooms, two bathrooms, a study and a fabulous enclosed additional entertaining area, everything you need for comfortable family living is in place. All the carpeted bedrooms and the large first lounge flank the central hallway, expansive between lofty ceilings, detailed cornicing and stylish timber floors. A mood-setting fireplace setting the mood for your winter retreat, and could also make for a wonderful fourth bedroom, depending on your needs. Two of the beautiful bedrooms include walk-in robes, with the added inclusions of a bright white ensuite and French doors to a private deck for the main bedroom, and built-in robes for the third bedroom. The modern three-way main bathroom is primed for everyday convenience and use as a guests' powder room, and includes a large double vanity with raised basins, a generous spa bath, and a handy separate toilet. Open plan living cleverly walks the line between the charm of the original 20s build and modern luxury, with detailed cornicing and ceiling roses, and striking pendant lighting defining the dining and lounge spaces. A sleek kitchen includes a 900mm gas cooktop and electric oven, stone benchtops, and plenty of storage within glossy 2pac cabinetry, and a breakfast bar ready for casual meals. You'll love the connectivity of your living spaces, with bifold doors pushing back to reveal the indoor entertaining area. With vast sky lights, glass sliding doors to the lawn, and an impressive outdoor kitchen with a BBQ, enjoy the feel of sunny Alfresco dining with all the comfort of the indoors. Finally, overlooking the entertaining area, the carpeted study with a large stylish built-in desk is perfect for one or two comfortably working from home. Magnificently planned and executed to maximise the liveable space on its allotment, this fantastic home is ready to play the backdrop for your next chapter of memories in glorious Glenelg North. Positioned a short drive to the popular suburban beaches of West Beach and Henley, Henley Square, Jetty Road and Glenelg Marina dining precincts, and a dash to Adelaide Airport for frequent flyer convenience. Enjoy an abundance of local reserves, quality schools, and seaside cafes galore, with the Esplanade and the CBD both within easy reach from your place on Light Terrace. Features to love:- Reverse cycle ducted A/C throughout- Secure four car carport and further off-street parking on drive plus large shed with roller door and plenty of room for boats and toys- Bill-reducing solar system- Low maintenance established landscaping- Zoned to Plympton International College and St Leonards Primary, close to Immanuel College and within the catchment area for Baden Pattinson Kindergarten- Moments to Anzac Highway bus stops plus Glenelg tram stops- Just 1km to the Glenelg North Esplanade and 7.2km to the Adelaide CBD Land Size: 639sqm Frontage: 18.28m Year Built: 1925 Title: Torrens Council: City of Holdfast Bay Council Rates: \$2365.55 PASA Water: \$262.24 PQES Levy: \$235.20 PA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.